

126.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

893,700 / 893,700

893,700 / 893,700

893,700 / 893,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		WILDWOOD AVE, ARLINGTON

## OWNERSHIP

Owner 1:	STASZOWSKI KEVIN J &	Unit #:	
Owner 2:	GERNER REBECCA S		
Owner 3:			

Street 1: 110 WILDWOOD AVE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

## PREVIOUS OWNER

Owner 1:	NAHN STEVEN C/JENNIFER I -
Owner 2:	-

Street 1: 110 WILDWOOD AVE

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Vinyl Exterior and 1498 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	90.	1.08	10									523,801						523,800	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										81057
										GIS Ref
										GIS Ref
										Insp Date
										11/19/08



## USER DEFINED

Prior Id # 1:	81057
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:10:56
Print	
LAST REV	
Date	Time
11/01/16	09:57:02
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
126.0-0004-0002.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	364,500	5100	5,400.	523,800	893,400	893,400
2019	101	FV	279,500	5100	5,400.	552,900	837,500	837,500
2018	101	FV	279,500	5100	5,400.	407,400	692,000	692,000
2017	101	FV	279,500	5100	5,400.	389,900	674,500	674,500
2016	101	FV	279,500	5100	5,400.	360,800	645,400	645,400
2015	101	FV	264,600	5100	5,400.	302,600	572,300	572,300
2014	101	FV	207,800	5100	5,400.	295,700	508,600	508,600
2013	101	FV	207,800	5100	5,400.	281,700	494,600	494,600

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
NAHN STEVEN C/J	63554-366		4/30/2014			616,000	No	No					
DIORIO NICHOLAS	45860-296		8/15/2005			511,000	No	No					
	12432-592		5/15/1973			37,000	No	No	N				

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2016	848	Porch	23,800					replace front porc
10/6/2015	1496	Re-Roof	10,500					
3/31/2015	265	Manual	15,575					Replace 13 double
6/30/2014	767	New Wind	4,569					

## ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
7/2/2014	External Ins	PC	PHIL C
11/19/2008	Meas/Inspect	336	PATRIOT
1/6/2006	MLS	MM	Mary M
1/29/2000	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
8/13/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA

